

LOCAL PLANNING AGENCY
JULY 11, 2001

1. ROLL CALL

The meeting was called to order at 7:32 p.m. Board members present were Chair Jay Stahl, Vice-Chair Mike Bender, Edna Moore, Mimi Turin and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planner Chris Gratz and Secretary Janet Gale recording the meeting.

Chair Stahl advised that there was a request to table item 2.2 and asked for a motion to take this item out of order.

Mr. Waitkus made a motion, seconded by Vice-Chair Bender, to take item 2.2 out of order. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Mr. Gratz indicated that staff was requesting that this item to be tabled to July 25, 2001, in order to finalize the ordinance.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to table to July 25, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2. PUBLIC HEARING

Text Amendment

2.1 ZB (TXT) 4-1-01, Big Orange Development, Ltd./Margolis and Spielman (tabled from June 13, 2001)

The petitioner was not present. Mr. Gratz advised that it was not necessary for the petitioner to be present since this was an amendment to the Code. He read the planning report (Planning and Zoning Division's recommendation: no technical objection, but found there was no compelling need to reduce the size of the parking spaces).

Mr. Waitkus referred to the planning report and asked if Mr. Gratz felt there would be less incentive to develop in the downtown district if all the parking spaces were reduced to nine feet. Mr. Gratz responded that it would be more of an advantage to have the smaller parking spaces.

Chair Stahl asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

Vice-Chair Bender expressed his belief that it was important to have the wider parking spaces, especially for those who had pick-up trucks and for the elderly. He was opposed to this request.

Chair Stahl stated that there were pros and cons for both sides. He felt that the advantage of smaller parking spaces would result in increased green spaces and landscaping. Chair Stahl felt the disadvantage would be that it would appear that there were more cars in parking lots. He asked Mr. Gratz if in the future, a developer could ask for a variance for more parking spaces. Mr. Gratz explained that a developer could only ask for a reduction in parking spaces, not to change the composition.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to deny. In a roll call vote, the vote was as follows: Chair Stahl - yes; Vice-Chair Bender - yes; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 5-0)**

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2.2 ZB (TXT) 6-1-01, Town of Davie (tabled from June 27, 2001)

This item was tabled earlier in the meeting.

2.3 LA 01-2A/ Future Land Use Map Amendment

AMENDING THE FUTURE LAND USE MAP TO PROVIDE A COMMERCIAL LAND USE CLASSIFICATION TO A PARCEL OF LAND RECENTLY IDENTIFIED AS BEING WITHIN THE TOWN OF DAVIE BOUNDARIES.

Mr. Gratz read the planning report (Planning and Zoning Division's recommendation: approval). At Mr. Waitkus' inquiry, he clarified that the parcel was zoned A-1 and had a Broward County land use of commercial.

Vice-Chair Bender asked how much distance there was between this property and the adjacent residential property. Mr. Gratz estimated approximately 500 feet.

Chair Stahl asked if anyone wished to speak for or against this item.

Monique Monteiro, 7923 NW 38 Court, believed that the distance between the subject property and the residential community was not 500 feet. She stated that the residents of Nova Homes and Silverado were opposed to this request. Ms. Monteiro provided a history of the decline of the site.

Chair Stahl explained that they were not attempting to change the zoning, only the land use.

Fred Ross, 7920 NW 38 Court, was opposed to this request. He was concerned with tall power lines and indicated that the removal of vegetation had caused an increase in noise. Mr. Ross felt that trees were a better sound barrier than concrete walls.

As there were no other speakers, the public hearing was closed.

Ms. Moore stated that this property was land-use planned commercial in Broward County in the 1970's and no matter what, it would remain a commercial property.

Chair Stahl stated that it was zoned agricultural. He asked that if this request was denied, could it be land-used residential. Mr. Gratz believed it could and stated that he would research it and report a definitive answer.

Vice-Chair Bender clarified that the problems the residents were having were from the Palladium property. He felt that there was no definitive resolution for the residents of this community because if the property was zoned commercial, a "mega-store" could be built there. Vice-Chair Bender felt the best possibility would be an office complex, but did not see such a development in this area.

Mr. Gratz explained that these decisions would be addressed at zoning and site plan. He reiterated that bringing the property to the Town as commercial land use would be beneficial, since the Town needed an increased commercial tax base. Mr. Gratz further explained that the concerns that these residents had were not relevant to a land-use classification.

The meeting recessed at 8:10 p.m. and reconvened at 8:20 p.m.

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Mr. Gratz further reviewed the land use plan and stated that if it was denied by this Agency and by Council, a full land-use amendment would have to be made to Broward County's map as well as the Town's map and the process would take over a year.

Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve. In a roll call vote, the vote was as follows: Chair Stahl - no; Vice-Chair Bender - yes; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 4-1)**

3. OLD BUSINESS

Vice-Chair Bender reported that he did not have the opportunity to speak before Council regarding zoning signs, but stated that he would address it at the next Council meeting.

Chair Stahl stated that the antenna sign at the bowling alley was still there. Mr. Gratz responded that he would take care of it.

Chair Stahl stated that the "temporary construction" signs at Maroone Toyota were still posted. Mr. Gratz responded that he would take care of this problem as well.

4. NEW BUSINESS

Mr. Gratz asked if the Board could meet at 7:00 p.m. rather than at 7:30 p.m. He indicated that if this was approved, it would become effective August 8, 2001.

Vice-Chair Bender made a motion, seconded by Ms. Moore, to begin the Planning and Zoning Board meetings at 7:00 p.m., starting August 8, 2001. In a roll call vote, the vote was as follows: Chair Stahl - yes; Vice-Chair Bender - yes; Ms. Moore - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 5-0)**

5. COMMENTS AND/OR SUGGESTIONS

No comments and/or suggestions were made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 8:26 p.m.

Date Approved: _____

Chair/Agency Member

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